

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION
W/S Old Hanover Road, 686 ft. * ZONING COMMISSIONER
N of c/l Piney Grove Road
14454 Old Hanover Road * OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District * CASE No. 97-288-SPHX
Robert Gakenheimer, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Special Exception for the property known as the Reisterstown Boarding Kennel, located at 14454 Old Hanover Road in northwestern Baltimore County. The Petition is filed by Robert Gakenheimer, property owner. Special Exception relief is requested to approve a boarding kennel in an R.C.2 zone. Special Hearing relief is requested to approve the amendment of a previously approved site plan in case No. 73-235, to permit the continuance of existing signage on the site and to allow previously approved variances to be extended to a proposed structure. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Zoning Petitions received into evidence as Petitioner's Exhibit No. 3.

Appearing at the requisite public hearing held for this case were Robert Gakenheimer and Velma Gakenheimer, Petitioners. Also appearing in support of the Petition were Katherine F. Haden, Josie Molesworth and Karen B. Berlin. Also testifying in support of the Petition was Joseph Larson, of Spellman, Larson and Associates, Inc., civil engineers and land surveyors. The Petitioner was represented by Marvin N. Berlin, Esquire. There were no Protestants or other interested persons present.

An examination of the site plan demonstrates that the subject property is 6.955 acres in area, zoned R.C.2. The property is located at 14454 Old Hanover Road, across from Osborne Road in northwestern Baltimore County. The present property owner, Mr. Gakenheimer, is a principal in the Old

ORDER RECORDED & INDEXED
Date 3/6/97
By M. J. [Signature]

MICROFILMED

Hanover Road General Partnership, an entity which acquired the property in March of 1990. The property was acquired by this partnership at that time from John Barton and Judith K. Barton. Mr. and Mrs. Barton had acquired the property in March of 1971, at which time they started the business which operates on the site and is known as Reisterstown Boarding Kennel. This business was established by the Bartons prior to the creation of the R.C.2 zoning classification in the Baltimore County Zoning Regulations in 1979. Thus, the business was permitted by right when it began. Later, in case No. 73-235-A, certain variance relief was granted for a number of setbacks for structures on the property.

The Petitioner has filed the subject Petitions in order to legitimize the use under current regulations and because certain improvements are proposed. Presently, the property contains a 2-1/2 story frame dwelling which has been improved over the years with several additions. A number of out buildings are also on the property, including a barn and several kennel buildings. A major improvement is proposed to provide additional kennel space. The proposed building actually contains two parts; a 50 ft. x 60 ft. two story structure which will include 1,000 sq. ft. of office space; attached to an 80 ft. x 88 ft. single story area which will contain space for the animals.

Mr. Gakenheimer testified and offered a description of the business which occurs on the property. He indicated that the operation primarily boards dogs and cats. The capacity of the business at the present time is approximately 100 animals and, with the improvements proposed, that capacity will increase to 160 animals. The Petitioner boards only domesticated animals (pets) and does not board farm animals or wild animals. Moreover, the business is strictly to provide a boarding area for these animals while

ORDER RECEIVED FOR FILING

Date

By

their owners are away or otherwise unavailable. There are no medical services (except for emergencies) provided to the animals on site.

Testimony was also offered from Katherine F. Haden, a resident on Osborne Road, not far from this site. She indicated that she has resided in close proximity to the property for several years and opined that the use causes no detrimental impact on the surrounding properties. It is to be noted that this is a largely rural locale and the business appears appropriate given the size of the property and character of the neighborhood.

An animal boarding place is defined in Section 101 of the BCZR as "Any building, other structure or land, or any portion thereof, which is used, intended to be used, or arranged for the boarding, breeding, or other care of animals for profit, but excluding a farm, kennel, pet shop, veterinarian's office, or veterinarianum." This definition clearly fits the use at this site. Clearly, the site is not used as a veterinarianum in that medical treatment is not provided. Moreover, the business is not a pet shop and certainly not a farm.

The term "kennel" is defined by the BCZR as "Any building, other structure or land, or any portion thereof, which is used, intended to be used, arranged for the housing of more than three dogs, not counting puppies, less than 4 months old, for the purposes of show, hunting, breeding or sales, or as pets, excluding a farm or pet shop." (emphasis added) This use is not a kennel, in that cats are accepted, and the housing of the animals is not for the purposes of show, hunting or breeding.

Animal boarding places are permitted by special exception in the R.C.2 zone pursuant to Section 1A01.2.C.2 of the BCZR. In this case, it is clear that the Petition for Special Exception should be granted. The evidence offered was uncontradicted that the business is appropriate for this location and does not cause detriment to the health, safety or general welfare

ORDER RECEIVED FOR FILING
Date 3/6/97
By M. G. [Signature]

of the locale. In my judgment, the Petitioner has offered persuasive testimony and evidence that the operation complies with the standards in Section 502.1 of the BCZR.

As to the Petition for Special Hearing, same will also be granted. The amendment of the previously approved site plan is warranted in view of the proposed construction. This construction is consistent with the present use on the property and will not cause adverse impact upon surrounding properties. The Petitioner's request to continue current signage on the property, as shown on the site plan within the sign detail, should also be approved. The sign is not out of character for the locale and consistent with the size and use of the property.

Lastly, the proposed building will not exceed the tolerance previously permitted in the variance case. The new building will be no closer to the property lines than the existing improvements. For these reasons, the Petition for Special Hearing will, likewise, be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing and Petition for Special Exception should be granted.


ORDER RECEIVED FOR FILING
Date 3/6/97
By [Signature]
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of March 1997 that, pursuant to the Petition for Special Hearing, approval for the amendment of a previously approved site plan in case No. 73-235-A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for a boarding kennel in an R.C.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated February 5, 1997, attached hereto and made a part thereof.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 3/6/97
By M. Good



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 4, 1997

Marvin N. Berlin, Esquire
4510 Prospect Avenue
Reisterstown, Maryland 21136

RE: Case No. 97-288-SPHX
Petitions for Special Hearing & Special Exception
Location: 14454 Old Hanover Road
Robert Gakenheimer, Petitioner

Dear Mr. Berlin:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing & Special Exception have been granted with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. and Mrs. Robert Gakenheimer, 14454 Old Hanover Road,
Reisterstown, Maryland 21136

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

~~97-288-SPHX~~

REISTERSTOWN BOARDING KENNEL
14454 OLD HANOVER ROAD

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The amendment of a previously approved Site Plan by Case No. 73-235,
The continuance of the existing signage on the site,
And the previously approved Variances to be extended to the new structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DNA
(Type or Print Name)
DNA
Signature
DNA
Address
DNA
City State Zipcode

Attorney for Petitioner:

MARVIN N BERLIN
(Type or Print Name)
Marvin N. Berlin
Signature
4510 PROSPECT AVE. 833-3997
Address Phone No.
REISTERSTOWN MD 21136
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ROBERT GAKENHEIMER
(Type or Print Name)
Robert Gakenheimer
Signature
(Type or Print Name)
Signature

14454 OLD HANOVER ROAD 833-2090
Address Phone No.
REISTERSTOWN MD 21136
City State Zipcode
Name, Address and phone number of representative to be contacted.
SPELLMAN, LARSON & ASSOC INC.
JOSEPH L LARSON

Name
105 W. CHESAPEAKE AVE 823-3535
Address Phone No.
TOWSON MD 21204
City State Zipcode

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 2 hr
unavailable for Hearing

the following date 13 Jan 97 Next Two Months
ALL ☒ OTHER
REVIEWED BY: CAH DATE 13 Jan 97

288



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

97-288-SPHX

REISTERSTOWN BOARDING KENNEL
14454 OLD HANOVER ROAD

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

BOARDING KENNEL

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DNA

(Type or Print Name)

DNA

Signature

DNA

Address

DNA

City

State

Zipcode

Attorney for Petitioner

MARVIN N BERLIN

(Type or Print Name)

Marvin N. Berlin
Signature

4510 PROSPECT AVE. 833-3997
Address Phone No

REISTERSTOWN MD 21136
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

ROBERT GAKENHEIMER

(Type or Print Name)

Robert Gakenheimer
Signature

(Type or Print Name)

Signature

14454 OLD HANOVER ROAD

833-2090

Address

Phone No

REISTERSTOWN MD

21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SPELLMAN, LARSON & ASSOC. INC
JOSEPH L LARSON

Name

105 W. CHESAPEAKE AVE

823-3535

Address

Phone No

TOWSON MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

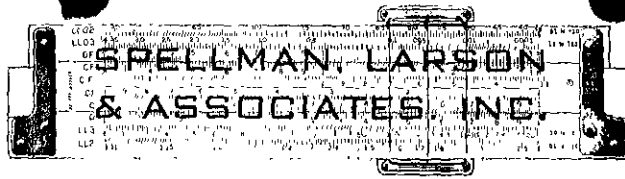
ALL

OTHER

REVIEWED BY:

DATE

288



~~287 SPHX~~

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

97-288 SPHX

DESCRIPTION FOR ZONING NO. 14454 OLD HANOVER ROAD, 4TH
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in Old Hanover Road at the distance of 686 feet, more or less, measured northeasterly along Old Hanover Road from the center line of Piney Grove Road and running thence and binding in Old Hanover Road north 17 Degrees 30 Minutes east 588.50 feet and north 1 Degree 30 Minutes east 297.00 feet to a point near the southernmost side of Osborne Road thence leaving Old Hanover Road and running north 85 Degrees 30 Minutes west 363.00 feet south 7 Degrees 45 Minutes west 817.55 feet and south 72 Degrees 44 Minutes 20 Seconds east 299.85 feet to the place of beginning.

Containing 6.955 acres of land, more or less.

10/23/96



MICROFILMED

288

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-288-SPHX
(Item 288)

14454 Old Hanover Road
W/S Old Hanover Road, 686'
N of Old Piney Grove Road
4th Election District
3rd Councilmanic

Legal Owner(s):

Robert Gakenheimer

Special Hearing: to approve the amendment of a previously approved site plan by case #73-236, the continuance of the existing signage on the site and the previously approved variances to be extended to the new structure
Special Exception: for a boarding kennel.

Hearing: Wednesday, February 19, 1997 at 11:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 867-3391.

1/383 Jan 30 C115987

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 30, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 30, 1997

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 026078
97-288-SPHX

DATE 13 JAN 97

ACCOUNT R-0001-6150

From CASH
288 AMOUNT \$ 550.00

RECEIVED

FROM: Old Homewood Road General Property

FOR:

14454 Old Homewood Rd for

Galeher 1428

03491X0007NENR0 SPHX

\$550.00

D. J. JON
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

03491X0007NENR0 SPHX

\$550.00

RECEIVED

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069285

DATE 8/25/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM: Spellman Larson & Associates

FOR: #99-2229

14454 Old Hanover Road
Reisterstown Boarding Kennel

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED ACTUAL TIME
8/25/1999 8/25/1999 14:18:45
REL 4502 CASHIER LEH L AS DEAFER
DEF 5 528 ZONING VERIFICATION
RECEIPT # 104753
DN NO. 069285
RECEIPT FOR 40.00
40.00 IN
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-288-SPHX

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 288

Petitioner: Robert Gakenheimer

Location: 14454 Old Hanover Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert Gakenheimer

ADDRESS: 14454 Old Hanover Rd

Reisterstown MD 21136

PHONE NUMBER: 833-2090

AJ:ggs

(Revised 09/24/96)

RECEIVED

CERTIFICATE OF POSTING

RE: Case No.: 97-288 SPHX

Petitioner/Developer: _____

ROBERT GAKENHEIMER

Date of Hearing/Closing: FEB. 19, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 14454 OLD HANOVER
ROAD,

The sign(s) were posted on FEB 4, 1997
(Month, Day, Year)

Sincerely,

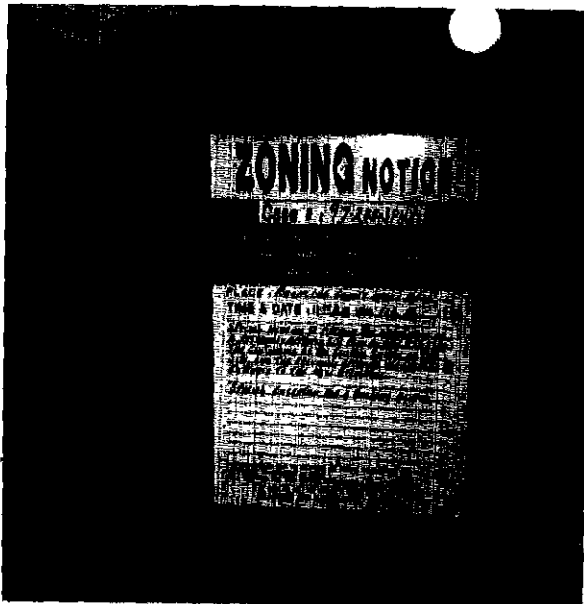
Thomas P. Ogle 2/4/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21201
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-288-SPHX

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-288-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve an amendment of a previously
approved Site Plan by Case #73-235, the continuance of the
existing ^{signage} ~~structure~~ on the site, and the previously approved variances
to be extended to the new structure AND a Special
Exception for a boarding Kennel

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
January 30, 1997 Issue - Jeffersonian

Please forward billing to:

Robert Gakenheimer
14454 Old Hanover Road
Reisterstown, MD 21136
833-2090

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-288-SPHX (Item 288)
14454 Old Hanover Road
W/S Old Hanover Road, 686' N of c/l Piney Grove Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Robert Gakenheimer

Special Hearing to approve the amendment of a previously approved site plan by case #73-235, the continuance of the existing signage on the site, and the previously approved variances to be extended to the new structure.

Special Exemption for a boarding kennel.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

FILED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-288-SPHX (Item 288)
14454 Old Hanover Road
W/S Old Hanover Road, 686' N of c/l Piney Grove Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Robert Gakenheimer

Special Hearing to approve the amendment of a previously approved site plan by case #73-235, the continuance of the existing signage on the site, and the previously approved variances to be extended to the new structure.
Special Exemption for a boarding kennel.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert Gakenheimer
Spellman, Larson & Associates, Inc.
Marvin N. Berlin, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEB. 4, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Date: 11/22/00

To: _____ DEPRM _____
_____ ☒ PDM Zoning Moxley _____
_____ PDM-DPR _____
_____ SHA _____
_____ OP _____
_____ Other _____

From: Chris Rorke, PDM

Project Name: Rent Boarding Kennel

Project No.: 11-551

00113 Z

Please review the attached limited exemption
development plan for compliance with your
comments dated 10/25/00 and return to
Chris Rorke by 12/1/00 .



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 18, 1997

Marvin N. Berlin, Esquire
4510 Prospect Avenue
Reisterstown, MD 21136

RE: Item No.: 288
Case No.: 97-288-SPHX
Petitioner: Robert Gakenheimer

Dear Mr. Berlin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director February 5, 1997
Zoning Administration and
Development Management

FROM: R. Bruce Seeley *RBS/48*
DEPRM

SUBJECT: Zoning Item #288 - Gakenheimer Property
14454 Old Hanover Pike
Zoning Advisory Committee Meeting of January 27, 1997

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

Site inspection will be required to determine the requirement for sewage disposal and water supply. Contact Ground Water Management at 887-2762 to schedule an inspection.

RBS:GP:sp

GAKENHEI/DEPRM/TXTSBP

MICROFILMED

INTEROFFICE CORRESPONDENCE

Date: February 10, 1997

SUBJECT: Zoning Advisory Committee Meeting
for February 3, 1997
Item No. 288

A Schematic Landscape Plan must be submitted for review.

cc: File

ZONE47B

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 5, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (288) 303, 304

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

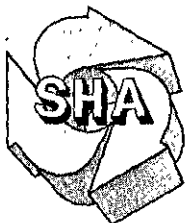
Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1-24-97
Item No. 288 (CAM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

January 27, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JAN. 27, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 287, (288),
289, 290, 292, 293, 294, 295 AND 297.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
14454 Old Hanover Rd, W/S Old Hanover Rd,	*	ZONING COMMISSIONER
686' N of c/l Piney Grove Road		
4th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Robert Gakenheimer	*	CASE NO. 97-288-SPHX
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Marvin N. Berlin, Esq., 4510 Prospect Avenue, Reisterstown, MD 21136, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

97-288-SPHX-

Mary Berlin-

- This is a Animal Board Place -

Mounting boarding

Partnership purchased in 1990
from Burton

Burton started Kennel in 1971

73-235-A - Varrance for
set back

421.1 relief -

update by plat -

Relief -

Mr. Larson - Surveyor -

expansion -

field run - as run survey -
not detrimental

Joseph Larson -

Robert Kerkheimer - 4 Partners -

~~owner~~

- Boarding of dogs & cats

Office - 1000 feet -

existing -

Can Board ~~100~~ 100 now -

With improvements - 160

160

Dogs & Cats - Pets (Birds)

now cows

Katherine Hayden -

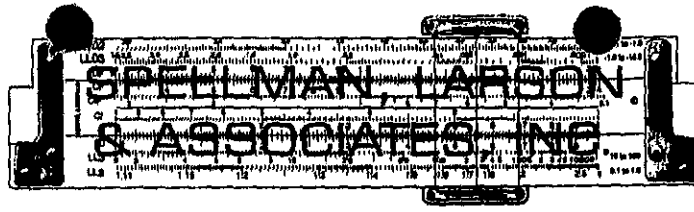
- lives on Osbourne Rd -

- no problem -

~~JB~~

No

2000 1000



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

August 20, 1999

Mr. Arnold Jablon, Director
Department of Permits & Development Management
Baltimore County

"HAND DELIVERED"

97-288-SPHX

Re: Reisterstown Boarding Kennel
14454 Old Hanover Road
Job No. 96059

Dear Arnold:

The above-captioned project was brought up before the Development Review Committee for a Limited Exemption Request on Monday August 16, 1999 and a (b)9 Limited Exemption was granted that date.

During that meeting a concern was raised regarding the proposed additional kennel building as shown on our current Site Plan not being exactly the same as the proposed building that was shown on our previously approved Zoning Petition Plat from Case No. 97-288-SPHX.

At the DRC Meeting I attempted to explain to Ms. Carol McEvoy of the Office of Planning, who raised the concern, that it is impossible at the Zoning Hearing level to be able to determine precise building sizes and dimensions. These final building dimensions are developed during the preparation of the final architectural plans and not at the Zoning Hearing level. It is obvious that to spend the considerable monies for final architectural plans at the Zoning Hearing level is not practical nor economical whereby should the Zoning Petition be denied all these expenses for final plans would be wasted.

It has been my experience that in all cases at the Zoning Hearing level the building size, configuration, and location are approximated as best as can be fixed at that time with, of course, certain flexibility for adjustments at the time of Building Permit.

99-2229

8/24/99
WCR
to JCM
8/25/99
BCL

Reisterstown Boarding Kennel
14454 Old Hanover Road
Job No. 96059

SPELLMAN, LARSON & ASSOC.
August 20, 1999
Page 2

In any case, it was requested at the DRC Meeting that a "spirit and intent" letter should be submitted in order to document the fact that the minor adjustment in the building size would not warrant a new Zoning Hearing and is, in fact, within the spirit and intent of the Zoning Regulations.

In defense of our Proposal I will say firstly that the location of the proposed building is in the exact location as was shown on our Zoning Plat.

Unfortunately the building configuration and the building size have been altered somewhat to conform to architectural design considerations and details.

I am attaching hereto a copy of our Site Development Plan with the proposed new building shown and also a copy of our previous Zoning Petition Plat with the proposed building shown.

As you can see, the building configuration is somewhat different but again this is a product of architectural considerations and I do not feel the change is significant to warrant a new Hearing. More importantly what I feel is the key issue here is the fact that the building is in the same location as the previous Zoning Petition Plat but also the size has been reduced from what was proposed as approximately 10, 000 sq. ft. to 6000 sq. ft. I believe this is the key issue to consider in that we are showing a building of lesser impact than that which was shown on the Zoning Petition Plat.

Upon comparing the two plans I trust that you will agree with this office that our proposed building on the Site Development Plan is in keeping with the spirit and intent of the Regulations to not warrant a new Hearing.

Reisterstown Boarding Kennel
14454 Old Hanover Road
Job No. 96059

SPELLMAN, LARSON & ASSOC.
August 20, 1999
Page 3

In closing I should also say that at the Zoning Hearing no one from the neighborhood appeared and the attendees were only the parties involved with and in favor of the Petition request.

I would appreciate your review of this request and response to this office at your earliest possible convenience.

Also attached hereto is the \$40.00 Processing Fee as required.

Very truly yours,
SPELLMAN, LARSON & ASSOC.

Joseph L. Larson
PRESIDENT

Speed
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



4th Election District
August 27, 1999

Dear Mr. Larson:

Upon review of the foregoing letter and referenced site plan, it is the opinion of this office that the proposed building is within the spirit and intent of the zoning case number 97-288-SPHX. A copy of this letter must appear on all future building permit site applications for this property.

Very truly yours,

Joseph C. Merrey
Planner II
Zoning Review

JCM:sej

c: zoning case 97-288-SPHX

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: 12/01/00

TO: File, Carl Richards, Joe Merrey

FROM: Lloyd T. Moxley

SUBJECT: Case No. 01-288-SPHX
Limited Exemption review

As a result of the review for the Limited Exemption Plan for 14454 Old Hanover Road/ Reisterstown Kennel a deficient setback between the existing farm building and the proposed kennel building was identified. On 12/01/00 I met with Carl at which time the deficiency was discussed. As a result of that discussion I met with Joe Larson. In that meeting I verbally conveyed to him that notwithstanding the S&I letter dated 8/27/99 confirming the proposed building as being within the spirit and intent of Case No.97-288-SPHX this office may not continue in that determination should the deficient setback become an issue. Mr. Larson stated that he wrote and understood the letter requesting the S&I determination and our response. Mr. Larson also stated it was his belief that the proposal will gain approval, that the deficient setback will not become an issue and that he was proceeding with the proposed building in its present location.

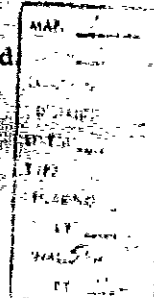
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jon and Judith K. Barton, legal owner^s of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 421.1 ~~of the Zoning Regulations of Baltimore County~~ ^{To permit a Kennel use to be located} and not to exceed the following: ~~to permit a front yard of 40 feet on the East side instead of the required 200 feet; and to permit a side yard on the north side of 159 feet instead of the required 200 feet; and to permit a rear yard on the west side of 110 feet instead of the required 200 feet; and to permit a side yard on the south side of 190 feet to proposed Kennel use.~~ ^{instead of the required 200 feet.} of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Kennel is existing, however, expansion is restricted under current regulations. As area is rural and sparsely developed, the Petitioner is burdened with undue hardship in maintaining the required setback.

see attached description



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Jon Barton
Judith K. Barton
Legal Owners

Address

Address Route 1, Box 295
Old Hanover Road
Reisterstown, Md. 21136

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of 17th March, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of April, 1973.

JON BARTON
W/S of Old Hanover Rd.
Piney Grove Road
173-2710

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner by reason of the narrow depth of the property and the slopping terrain south of the proposed location of the Kennels,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, a Variance to permit a Kennel lot to be located and not to exceed the following: to permit a front yard of 49' on the east side instead of the required 200'; to permit a side yard on the north side of 159' instead of the required 200'; to permit a rear yard on the west side of 110' instead of the required 200'; and to permit a side yard on the south side of 190' to proposed Kennel #4 instead of the required 200' should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of APRIL, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. D.
DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE *April 10, 1972*

BY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Robert Gakenheimer
Robert GAKENheimer

Katherine F. Haden
Katherine F. Haden

Josie Molesworth
Josie Molesworth

Velma Gakenheimer
Velma Gakenheimer

Karen B. Berlin
Karen B. Berlin

ADDRESS

14434 Old Hanover Rd.
Reisterstown Md 21136

P.O. Box 446

Boring, Md 21020

4801 Osborne Rd

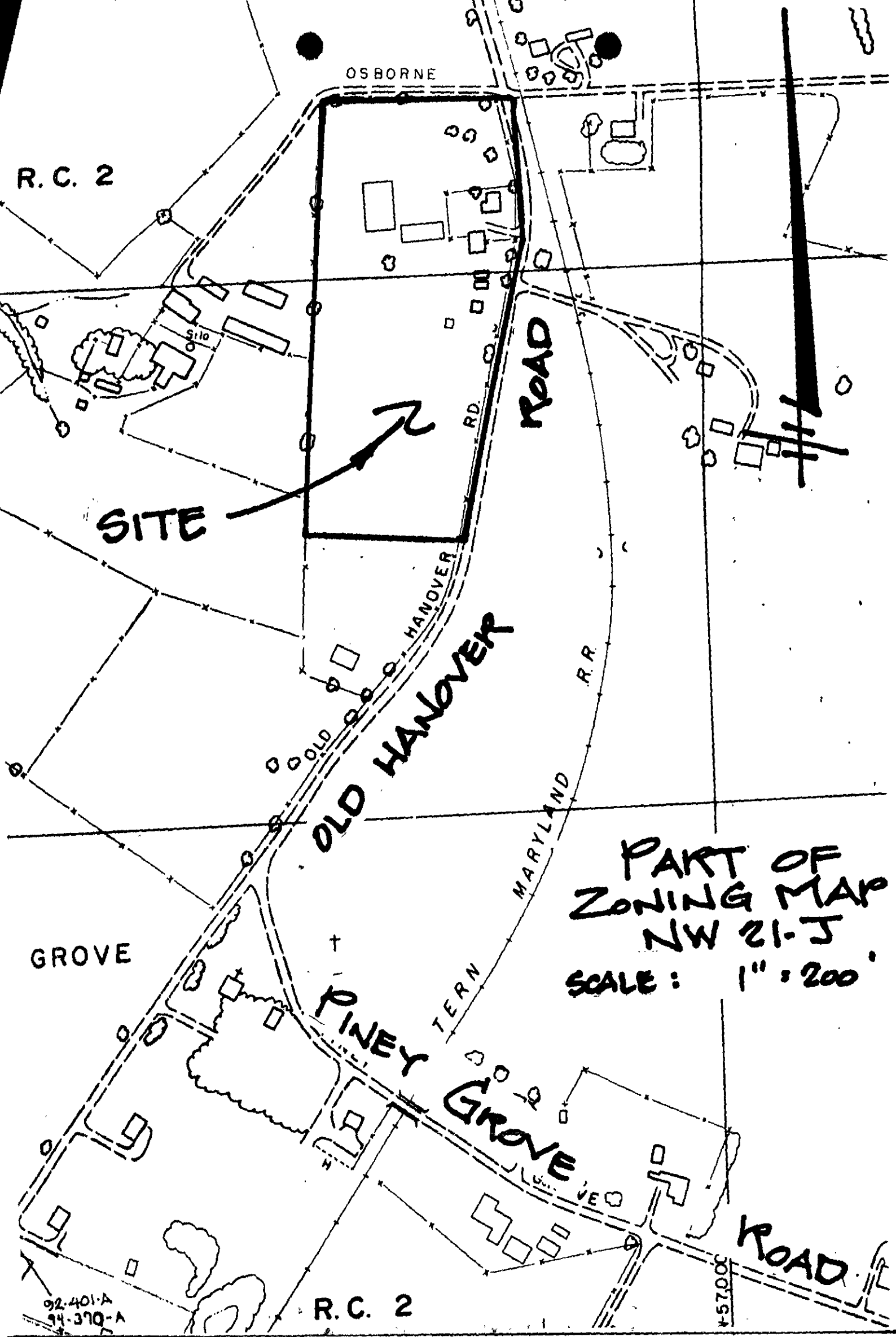
Boring, Md 21020

14454 Old Hanover Rd.
Reisterstown, Md 21136

4510 Prospect Ave

Blyden, MD 21071





288
REISTERSTOWN BOARDING KENNEL

DEED

THIS DEED, made this 22nd day of March, 1990, by and between JON BARTON and JUDITH K. BARTON, sometimes hereinafter collectively referred to as the "Grantor", party of the first part, and VOLD HANOVER ROAD GENERAL PARTNERSHIP, a Maryland general partnership, sometimes hereinafter referred to as "Grantee", party of the second part.

WITNESSETH: That for and in consideration of the sum of Five Hundred Ten Thousand Dollars (\$510,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor herein does hereby grant and convey to Old Hanover Road General Partnership, a Maryland general partnership, its successors and assigns, in fee simple, the property situate and lying in the Fourth Election District of Baltimore County, Maryland, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

BEING a portion of the land which by deed dated March 17, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5175, folio 811, was conveyed by Rosalie H. Melking unto the Grantor.

TOGETHER with all improvements thereupon erected, made or being, and all the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said tract or parcel of land and premises above described unto the Grantee, its successors and assigns, in fee simple, forever.

AND the Grantors jointly and severally covenant that they will warrant specially the property hereby granted, that they are seized of the land hereby granted and have the right to grant the land, that the land is free and clear of all outstanding interests and encumbrances, and that they will execute further assurances of the land as may be requisite.

WITNESS, the hands and seals of the Grantors the day and year first above written.

WITNESS:

[Handwritten signatures of Jon Barton and Judith K. Barton]

[Handwritten signature of Jon Barton]
Jon Barton
[Handwritten signature of Judith K. Barton]
Judith K. Barton

"Grantor"

D RC/F 15.00

D T TX 2550.00

(STAMP) DCS 2550.00

DEED 0

SM CLERK 5115.00

(STAMP) #12846 0002 R02 T10:25

05/07/90

RECORDED

KAP 4/16/90
27350.15

DL*****q1b0p018 a124A

AGT
RC

STAMP KAP 4/16/90
DATE

PET
EX

1

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY that on this 22nd day of March, 1990, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JON BARTON and JUDITH K. BARTON, husband and wife, known to me (or satisfactorily proven) to be the persons described in and who executed the foregoing instrument and acknowledged the same to be their act and deed for the purposes therein contained.

WITNESS my hand and official seal.

Stephen H. Clark
Notary Public

My Commission Expires: 7/1/92

KEK/B-1

RETURN TO:
REAL ESTATE DEPT.
30 Office Street
Bel Air, MD 21014
File No.

EXHIBIT A

BEGINNING for the same at a flint stone planted in the ground on the East side of the "Old Hanover Road" one perch distant from the stump of a Gum Tree; and running thence in said Road South 1-1/2 degrees West 18 perches to a flint stone planted in the ground South 17-1/2 degrees West 39 perches to a gray stone planted in the ground South 43 degrees West 14.4 perches to Henry Walter's part of said land; thence bounding thereon North 64-1/2 degrees West 9-1/2 perches to an original dividing line commonly called and known as "The Red Line" thence bounding on said line North 7-3/4 degrees East 64.7 perches to a stone planted in the ground, thence South 85-1/2 degrees East 22 perches to the first place of beginning; containing 8-3/8 acres of land more or less.

BEING the tract of land called "Addition to Eliges Farm".

BEING the same lot of ground described in a deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1194, folio 391 from Marie B. Monaghan to William Arthur Melking and Rosalia Hanneman Melking, his wife.

William Arthur Melking died on or about August 12, 1969, thereby vesting title in Rosalia Hanneman Melking as survivor.

BEING the same property which by Deed dated March 19, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5175, folio 811, was granted and conveyed by Rosalia Hanneman Melking, widow, unto Jon Barton and Judith K. Barton, his wife.

Saving and excepting therefrom, however, the following property:

BEGINNING for the same at a point located North 17 degrees 30 minutes East, 55 feet from a flint stone planted in the ground at the end of the second line of property described in a Deed dated March 17, 1971 from Rosalia H. Melking to Jon Barton and Judith K. Barton, his wife, and recorded among the Land Records of Baltimore County, State of Maryland, in Liber O.T.G. No. 5175, folio 881 and running thence and binding on the second, third, and fourth lines of said Deed, the following three courses and distances: South 17 degrees 30 minutes West 55.00 feet to the end of the second line of said Deed; thence South 43 degrees 00 minutes West, 237.60 feet to Henry Walter's part of said land; thence bounding thereon North 64 degrees 30 minutes West, 156.75 feet to an original dividing line commonly known as "The Red Line"; thence bounding on said line North 7 degrees 45 minutes East, 250.00 feet to a point; thence leaving the said line and running for a new line of division across the property South 72 degrees 44 minutes 20 seconds East, 299.85 feet to the place of beginning, containing 1.42 acres of land, more or less: BEING the same property which by Deed dated October 31, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 7026, folio 570 was granted and conveyed to Jon Barton and Judith K. Barton, his wife, as joint tenants.

KEK/B-1

D RC/F 23.00
 MORTG 0
 SM CLERK 23.00
 #72947 C102 R02 T10:22

05/07/90

PURCHASE MONEY MORTGAGE

THIS PURCHASE MONEY MORTGAGE made this 22nd day of March, 1990, by and between OLD HANOVER ROAD GENERAL PARTNERSHIP, Mortgagor, and JON BARTON and JUDITH K. BARTON, his wife, Mortgagees.

WHEREAS, the said Mortgagor is justly indebted unto the Mortgagees in the full and just sum of Five Hundred Thousand Dollars (\$500,000.00), which sum is part of the purchase money of the property secured by this mortgage.

The principal sum of Five Hundred Thousand Dollars (\$500,000.00) shall be repaid with interest on the unpaid remaining principal balance at the rate of twelve percent (12%) per annum, amortized over a fifteen (15) year period and paid in one hundred eighty (180) equal monthly installments of principal and interest in the amount of Six Thousand Dollars (\$6,000.00) each, beginning thirty (30) days of the date hereof and continuing monthly thereafter until the full amount of said principal and interest thereon shall have been paid. Mortgagor shall have right of prepaying said principal sum, in whole or in part, at any time or from time to time, provided Mortgagor shall pay therewith a prepayment penalty equal to Two Percent (2%) of the amount prepaid.

All sums aforesaid are to be paid in lawful money of the United States of America which shall be the legal tender in payment of all debts and dues, public and private, at the home of the Mortgagees at 14418 Old Hanover Road, Reisterstown, Maryland, 21136, or at such other address as the Mortgagees or the holder of this mortgage may, from time to time, designate in writing:

And in order to secure and assure the repayment of said principal sum, the interest thereon and the performance of the covenants herein contained, this mortgage is executed.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and of the sum of One Dollar (\$1.00), the said Mortgagors do grant, convey and assign unto Mortgagees, their heirs, personal representatives, successors and assigns, in fee simple, all improvements and lot or parcel of ground situate and lying in the County of Baltimore, and described as follows:

BEGINNING for the same at a flint stone planted in the ground on the East side of the "Old Hanover Road" one perch distant from the stump of a Gum Tree; and running thence in said Road South 1-1/2 degrees West 18 perches to a flint stone planted in the ground South 17-1/2 degrees West 39 perches to a gray stone planted in the ground South 43 degrees West 14.4 perches to Henry Walter's part of said land; thence bounding thereon North 64-1/2 degrees West 9-1/2 perches to an original dividing line commonly called and known as "The Red Line" thence bounding on said line North 7-3/4 degrees East 64.7 perches to a stone planted in the ground, thence South 85-1/2 degrees East 22 perches to the first place of beginning; containing 8-3/8 acres of land more or less.

BEING the tract of land called "Addition to Eliges Farm".

BEING the same lot of ground described in a deed dated October 10, 1941 and recorded among the Land Records of Baltimore County in Liber C H K 1194 folio 391 from Marie B. Monaghan to William Arthur Melking and Rosalia Hanneman.

For Release see
 Liber 9404 fol. 496

Melking, his wife.

William Arthur Melking died on or about August 12, 1969, thereby vesting title in Rosalia Hanneman Melking as Survivor.

Being the same property which by Deed dated March 19, 1971, and recorded among the Land Records of Baltimore County in Liber 5175, folio 811, was granted and conveyed by Rosalia Hanneman Melking, widow, unto Jon Barton and Judith K. Barton, his wife.

Saving and excepting the following property.

BEGINNING for the same at a point located North 17 degrees 30 minutes East, 55 feet from a flint stone planted in the ground at the end of the second line of property described in a Deed dated March 17, 1971 from Rosalia H. Melking to Jon Barton and Judith K. Barton, his wife, and recorded among the Land Records of Baltimore County, State of Maryland, in Liber 5175, Folio 811 and running thence and binding on the second, third, and fourth lines of said Deed, the following three courses and distances: South 17 degrees 30 minutes West 55.00 feet to the end of the second line of said Deed; thence South 43 degrees 00 minutes West, 237.60 feet to Henry Walter's part of said land; thence bounding thereon North 64 degrees 30 minutes West, 156.75 feet to an original dividing line commonly known as "The Red Line"; thence bounding on said line North 7 degrees 45 minutes East, 250.00 feet to a point; thence leaving the said line and running for a new line of division across the property South 72 degrees 44 minutes 20 seconds East, 299.85 feet to the place of beginning, containing 1.42 acres of land, more or less; BEING the same Property which by Deed dated October 31, 1985, and recorded among the Land Records of Baltimore County in Liber 7026, Folio 570 was granted and conveyed to Jon Barton and Judith K. Barton, his wife, as joint tenants.

BEING the same Property which by Deed dated and recorded simultaneously herewith was granted and conveyed by Jon Barton and Judith K. Barton, his wife, unto Old Hanover General Partnership, the within named Mortgagor.

TOGETHER with the improvements thereon, and the right or appurtenances thereto belonging or in anywise appertaining, including all heating, gas and plumbing apparatus and fixtures, and all rents, issues and profits accruing from the premises hereby mortgaged.

TO HAVE AND TO HOLD the said lot of ground and premises unto the said Mortgagees, their heirs, personal representatives, successors and assigns.

PROVIDED, however, if the said Mortgagor, its successors or assigns shall make or cause to be made the payments and perform and comply with the covenants and conditions herein mentioned on their part to be made and done, then this Mortgage shall be void.

But upon any default being made in the payment of said principal or interest, in whole or in part, when due, or upon any default being made in any covenant or condition of this Mortgage, then the whole mortgage debt hereby secured and then unpaid may thereupon be declared to be due and payable, at the option of the Mortgagees, after such default shall have continued for thirty (30) days.

AND, the said Mortgagor, for itself and its successors and assigns, covenants with the said Mortgagees, (1) to repay the indebtedness, together with interest; (2) to keep the

buildings on the premises insured against loss by fire and windstorm and other hazards, casualties and contingencies for the benefit of the Mortgagees, their heirs, personal representatives, successors or assigns, in such companies, through such agents or brokers, and such form as shall be satisfactory to the Mortgagees, their heirs, personal representatives, successors or assigns, to the extent necessary to protect their lien thereon, and to deliver the policy and all renewal receipts to the Mortgagees, their heirs, personal representatives, successors or assigns; and in case of failure of the Mortgagor, its successors and assigns, so to do, the Mortgagees, their heirs, personal representatives, successors or assigns, may so do and add the cost thereof to the amount of the mortgage indebtedness so as to become so much additional indebtedness secured by this Mortgage. Unless Mortgagees and Mortgagor have otherwise agreed in writing, insurance proceeds shall be applied to the restoration or repair of the property damage, if the restoration or repair is economically feasible; (3) to pay all taxes and any other public dues and assessments of every kind whatsoever for which the property hereby mortgaged, may become liable when payable and to pay all ground rent and insurance premiums, when and as the same shall become due and payable; (4) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof; (5) that the holder of this Mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents and profits of said premises and account therefor as the Court may direct; (6) that should the title to the herein mortgaged property be acquired by any person, persons, partnership or corporation, other than the Mortgagor, by voluntary or involuntary grant or assignment, or in any other manner without the Mortgagees' written consent, or should the same be encumbered by the Mortgagor, its successors and assigns, without the Mortgagees' written consent, then the whole of said principal sum shall, at the option of the Mortgagees, immediately become due and owing as herein provided; (7) to pay a late charge not to exceed the greater of Two Dollars (\$2.00) or one-twentieth (1/20th) of the total amount of any delinquent or late periodic installments of principal and interest which is received at the home of the Mortgagees more than fifteen (15) calendar days after the due date thereof; and (8) at the option of the Mortgagees, the entire indebtedness then unpaid and secured hereby shall become due and payable after a default in the payment of any monthly installment of principal or interest, as herein provided, shall continue for thirty (30) days, or after default, in the performance of any of the covenants or conditions hereof shall have continued for thirty (30) days.

AND, IT IS AGREED AND UNDERSTOOD that until default is made, the said Mortgagor, its successors and assigns, may retain possession of the hereby mortgaged property.

AND, the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged, after a default has occurred in any of the covenants or conditions of this Mortgage as herein provided, and the said Mortgagor hereby also authorizes the said Mortgagees, their heirs, personal representatives, successors or assigns, their duly authorized attorney or agent, after any default has occurred in the terms of this Mortgage, to sell the hereby mortgaged property, and any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the applicable provisions of the Public General Laws of Maryland and the Maryland Rules of Procedure, or under any other General or Local law of the State of Maryland relating to mortgages, or any supplement, amendment or addition thereto. And upon any sale of said property whether under

the above assent to decree or under the above power of sale, the proceeds shall be applied as follows:

(1) To the payment of all expenses incident to such sale, including a counsel fee of Seven Hundred Fifty Dollars (\$750.00) and a commission to the party making the sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment of all claims of the said Mortgagees, their heirs, personal representatives, successors or assigns, under this Mortgage whether the same shall have matured or not, including interest thereon until final ratification of the auditor's account; (3) the surplus (if any there be) to the said Mortgagor, its successors or assigns, or to whomever may be entitled to the same. Half of such commissions, all attorneys' fees and all such expenses and costs shall be paid after any advertisement of said property, but before sale thereof.

The said Mortgagor covenants that it will warrant specially the property hereby mortgaged, and that its will execute such further assurance as may be requisite. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, and Mortgagees shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS the hand(s) and seal(s) of said Mortgagor.

WITNESS:

OLD HANOVER ROAD GENERAL
GENERAL PARTNERSHIP

Eddie F. Molesworth (SEAL)
EDDIE F. MOLESWORTH, VND.
GENERAL PARTNER

Josie Molesworth (SEAL)
JOSIE MOLESWORTH
GENERAL PARTNER

Robert Gakenheimer (SEAL)
ROBERT GAKENHEIMER
GENERAL PARTNER

Velma Gakenheimer (SEAL)
VELMA GAKENHEIMER
GENERAL PARTNER

STATE OF MARYLAND, COUNTY OF HANOVER, TO WIT

I hereby certify that on this 28th day of March 1990, before me, a Notary Public of said State, personally appeared Eddie F. Molesworth, VND., Josie Molesworth, Robert Gakenheimer and Velma Gakenheimer, General Partners of Old Hanover Road General Partnership, known to me, or satisfactorily proven to be, the persons whose names are subscribed to the within Mortgage, and who acknowledged that they executed the same for the purposes therein contained. At the same time also appeared Jon Barton and Judith K.

Barton, Mortgagees, and made oath in due form of law that the consideration set forth in said Mortgage, is true and bona fide as therein set forth.

AS WITNESS my hand and Notarial Seal.


Justin N. Clark
Notary Public

My Commission Expires: 7/1/90

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney

RETURN TO:

RETURN TO:
REAL ESTATE DEPT.
30 Office Street
Bel Air, MD 21014
File No.

Paul Bloomberg, Esquire
FILA, SCHWARTZ & BLOOMBERG
Columbia Corporate Park
8850 Stanford Blvd. - Ste. 2600
Columbia, Maryland 21045

files7\kennel.mor

STATE OF MARYLAND, BALTIMORE COUNTY, TO WITH

I HEREBY CERTIFY that the foregoing is a true copy of the original
DEED taken from the records of said Circuit Court as
recorded in Liber SM No. 3472
Folio 482-488 one of the CAD
records of Baltimore County.

IN TESTIMONY WHEREOF I hereto set my hand
and affix the seal of the Circuit Court for
Baltimore, County

this 10th day of FEB 1897

Raymond Jones

Clerk of the Circuit Court of Baltimore County

REAL ESTATE TITLE COMPANY,
INCORPORATED
Keyser Building
Baltimore, Md.
LE 31212 9-3212

App. 87285

App. No. _____



FOR SIMPLE DEED

This Deed, Made this 17th day of March
in the year one thousand nine hundred and seventy-one by and between ROSALIA H.
MELKING, widow, party of the first part; and JON BARTON AND JUDITH K. BARTON,
his wife, parties of the second part.



WITNESSETH that in consideration of the sum of five dollars, and other good and
valuable considerations, the receipt of which is hereby acknowledged, the said
party of the first part herein

does grant and convey unto said parties of the second part, as tenants by the
entireties, their assigns, the survivor of them and the heirs and assigns of the
survivor of them ~~the same~~ the same, in fee-simple, all that lot or parcel of
ground - - - - - situate, lying and being in
BALTIMORE COUNTY, MARYLAND and described as follows, that is to say

BEGINNING for the same at a flint stone planted in the ground on the East side
of the "Old Hanover Road" One perch distant from the stump of a Gum Tree; and run-
ning thence in said Road South 1-1/2 degrees West 18 perches to a flint stone
planted in the ground South 17-1/2 degrees West 39 perches to a gray stone planted
in the ground South 43 degrees West 14.4 perches to Henry Walter's part of said
land; thence bounding thereon North 64-1/2 degrees West 9-1/2 perches to an original
dividing line commonly called and known as "The Red Line" thence bounding on said
line North 7-3/4 degrees East 64.7 perches to a stone planted in the ground, thence
South 85-1/2 degrees East 22 perches to the first place of beginning; containing
8-3/8 acres of land more or less.
Being the tract of land called "Addition to Kluges Farm".

BEING the same lot of ground described in a deed dated October 10, 1941 and re-
corded among the Land Records of Baltimore County in Liber C H K 1194 folio 391 from
Marie B. Monaghan to William Arthur Melking and Rosalia Hanneman Melking, his wife.

William Arthur Melking died on or about 8-12-69 thereby vesting
title in Rosalia Hanneman Melking as Survivor.

TAX 125.00 REC. # APR 171 CLERK
BALTIMORE PROPERTY TRANSFER

MRS 69 MAR. 31

375.00 MSC

RECEIVED
BALTIMORE COUNTY
CLERK

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor of them in fee simple.

~~in perpetuity~~

AND the said party of the first part ----- she has
----- hereby covenants that / her not done
or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed;
that s he will warrant specially the property hereby granted, and that s he will execute
such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor
the day and year first above written.

Test:

Janet E. Eminizer

Rosalia H. Melking (SEAL)
Rosalia H. Melking

(SEAL)

(SEAL)

STATE OF MARYLAND, City of Baltimore

TO WIT:

I HEREBY CERTIFY, that on this 17th day of March -----
in the year one thousand nine hundred and seventy-one ----- before me, the subscriber,

a Notary Public

of the State of Maryland, in and for

Anne Arundel County

aforesaid, personally appeared

Rosalia H. Melking, widow, the within grantor
and she acknowledged the foregoing Deed to be her act.

Witness my hand and notarial seal the day and year last above written.

Janet E. Eminizer

NOTARY PUBLIC



Rec'd for record APR 1 1971
Per Orville T. Gonnell, Clerk
Mtl. to REAL ESTATE TITLE CO., INC.
Receipt No. 346158

STATE OF MARYLAND, BALTIMORE COUNTY, TO WITH

I HEREBY CERTIFY that the foregoing is a true copy of the original

DEED taken from the records of said Circuit Court as
recorded in Liber OTL No. 5175
Folio B11-B12 one of the LAND
records of Baltimore County.

IN TESTIMONY WHEREOF I hereto set my hand
and affix the seal of the Circuit Court for
Baltimore, County

this 18th day of FEB 1897

Supra

Clerk of the Circuit Court of Baltimore County

BALTIMORE COUNTY HEALTH DEPARTMENT
BUREAU OF ANIMAL CONTROL
13800 Manor Road
Baldwin, MD 21013

Facility Reisterstown Boarding Kennel District 3
Address 14454 Old Hanover Rd Zip Code 21156
Phone 833-2090 Owner Dr. Moloswara & Bob Gant
Type of Facility Boarding Kennel HF License # C-28 (95-96)
Grooming Parlour State License # _____
Psittacine # _____

Animals Kept on Premises _____
Dogs 30 Cats 4 Birds _____
Hamsters _____ Gerbils _____ Mice _____
Guinea Pigs _____ Wildlife _____ Other _____
General Condition of Animals _____

Adequate Food, Water, Bedding yes
Food Storage OK
Facility Inside Clean Very clean Outside _____
Refuse Containers yes
Health Certificates NA
Psittacine Bird Records NA

Corrections - Comments All dogs & cats in good condition
All runs & cages very clean
Well-maintained kennel - 100 runs
not accessible to public view

Signature of Owner - Manager Robert Moloswara
Inspector Linda F. Brown Date 5-16-96

MICROFILMED

EXHIBIT NO. 4

GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN AREA.
2. UPON APPROVAL OF THE ZONING PETITIONS, PROPOSED IMPROVEMENTS WILL BE SUBJECT TO THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS AND A DEVELOPMENT REVIEW COMMITTEE EVALUATION.
- * 3. EXISTING OFFICE TO BE MAZED AFTER CONSTRUCTION OF NEW BUILDING.

PARKING TABULATION

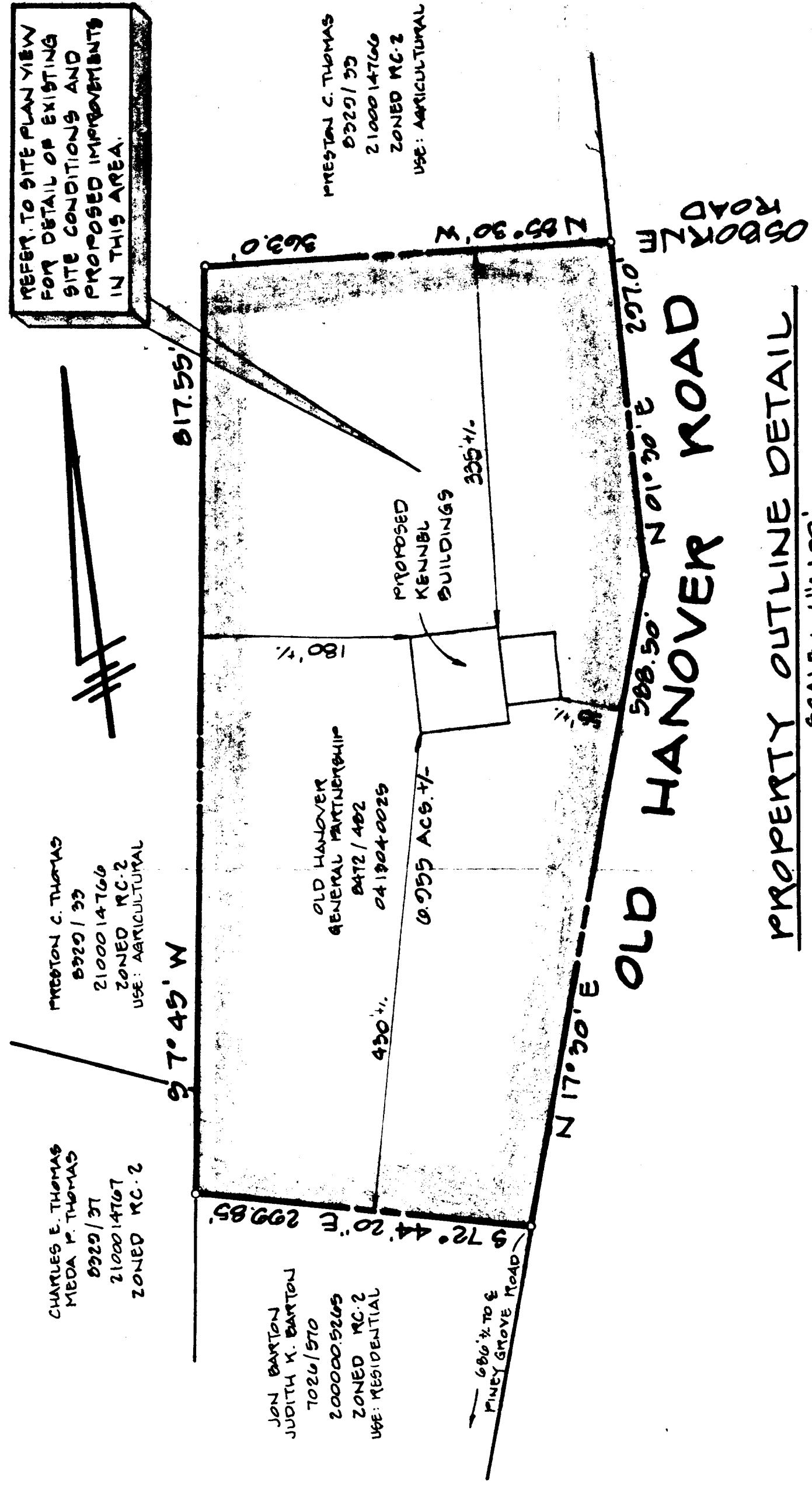
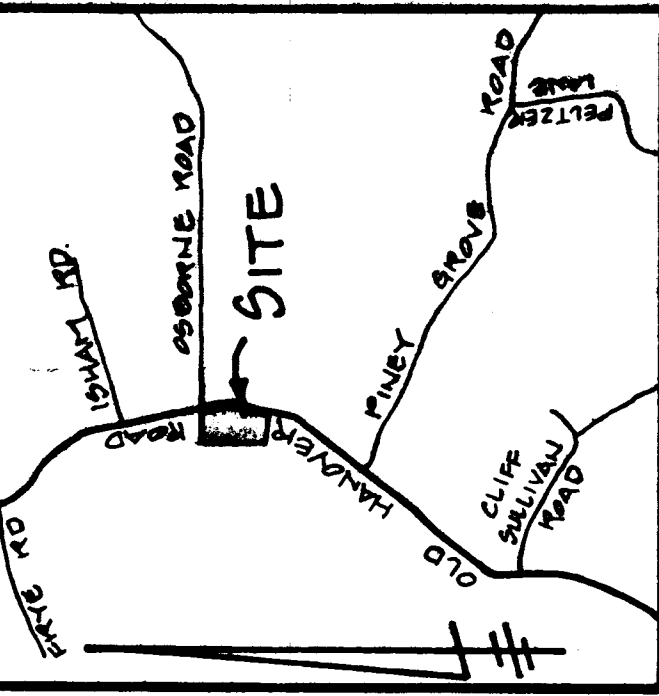
PARKING REQUIRED - OFFICE	3 SPACES
1000 SF @ 3 SPACES/1000 SF = 33 SPACES	
PARKING REQUIRED - RESIDENTIAL	2 SPACES PER UNIT
1 UNIT @ 2 SPACES/UNIT = 2 SPACES	
TOTAL REQUIRED	= 6 SPACES
TOTAL PROVIDED	= 6 SPACES

SITE DATA

SITE AREA	6,055 SQ. FT.
ELECTION DISTRICT	04
COUNCILMANIC DISTRICT	R.C.2
EXISTING ZONING	BATZ/402
DEED REFERENCE	3111720
TAX MAP/Parcel/GRID	041804-0025
TAX ACCOUNT NUMBER	041804-0025
EXISTING USE	BOARDING KENNEL
PROPOSED USE	BOARDING KENNEL
F.A.N.	0.000

VICINITY MAP

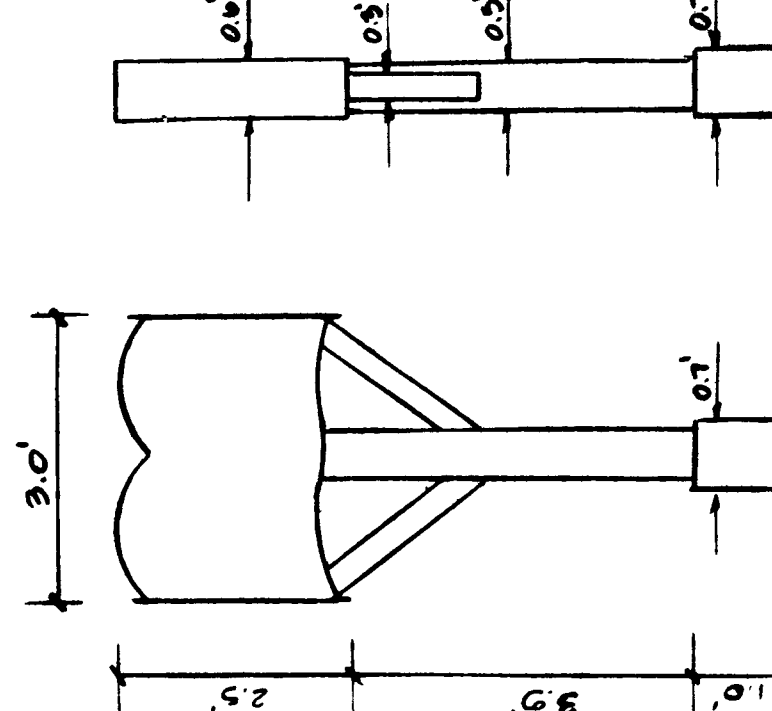
SCALE: 1"=2,000'



PROPERTY OUTLINE DETAIL
SCALE: 1"=100'

97-288-SPHX

PROPOSED ZONING PETITIONS
A PETITION FOR SPECIAL EXCEPTION FOR A BOARDING KENNEL IN AN R.C.2 ZONE AND A PETITION FOR SPECIAL ZONING TO ATEAD A PREVIOUSLY APPROVED SITE PLAN PREVIOUSLY APPROVED BY CASE NO. 73-235A TO APPROVE THE CONTINUANCE OF THE EXISTING SIGNAGE ON THE SITE.

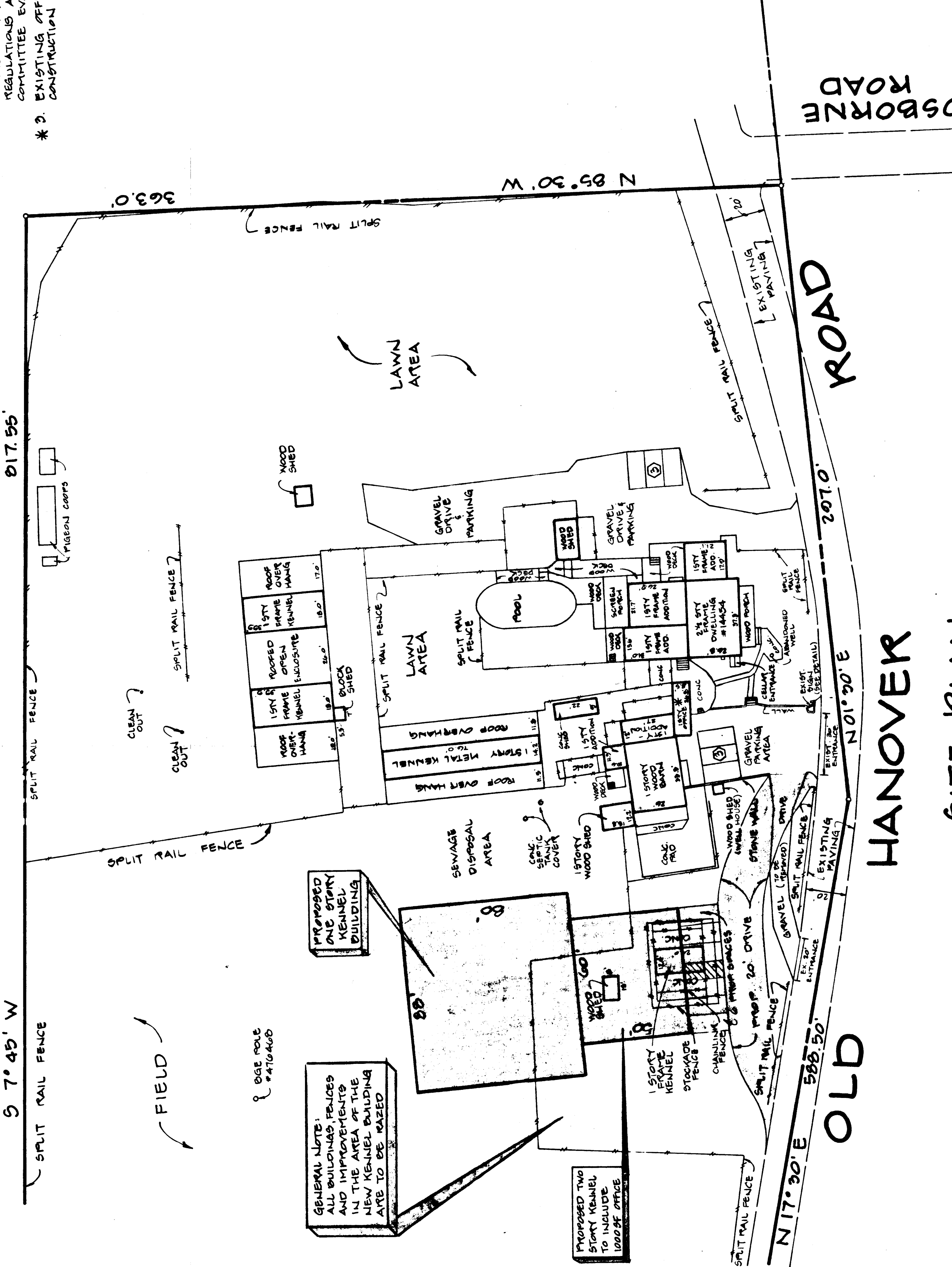


SIGN DETAIL
SCALE: 1"=2'

SITE PLAN

SCALE: 1"=30'

(REFER TO PROPERTY OUTLINE DETAIL FOR THE TOTAL PROPERTY OUTLINE)



HANOVER ROAD

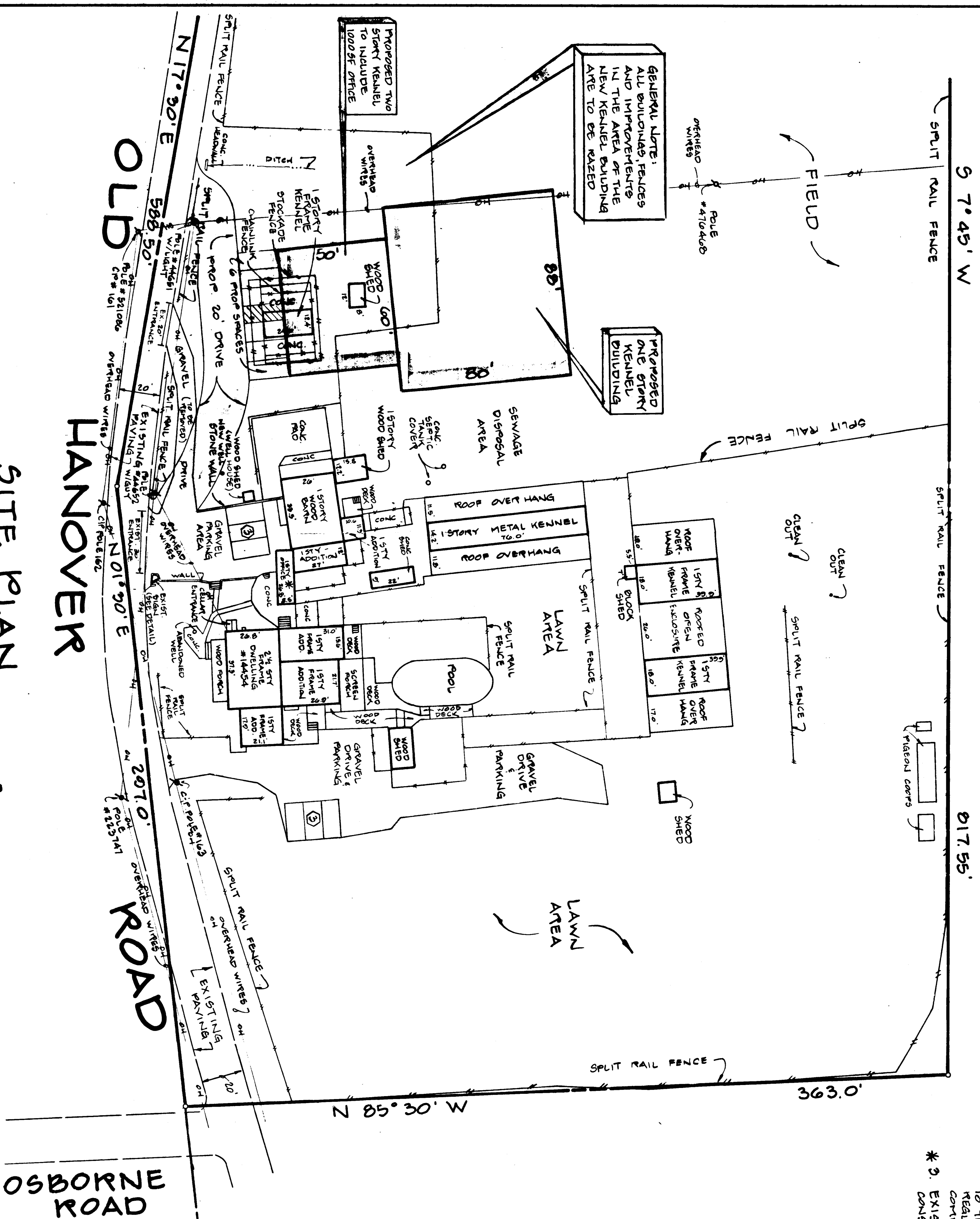
OSBORNE ROAD

PREVIOUS ZONING HISTORY

CASE NO. 72-17A
ORDER GRANTED JULY 29, 1971
To permit a front yard setback for a kennel of 164 feet in 1140 feet front yard, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

CASE NO. 73-235A

ORDER GRANTED APRIL 10, 1973
A variance to permit a kennel use to be located and not to exceed the following: to permit a front yard of 49' on the east side instead of the required 200'; to permit a 2100' yard on the north side of 159' instead of the required 2100' yard on the north side of 110' instead of the required 200' yard on the west side of the required 200' to proposed Kennel #4 instead of the required 200'.



PREVIOUS ZONING HISTORY

CASE NO. 72-17A
ORDER GRANTED JULY 29, 1971
To permit a front yard setback for a Kennel of 164 feet in lieu of the required 200 feet, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

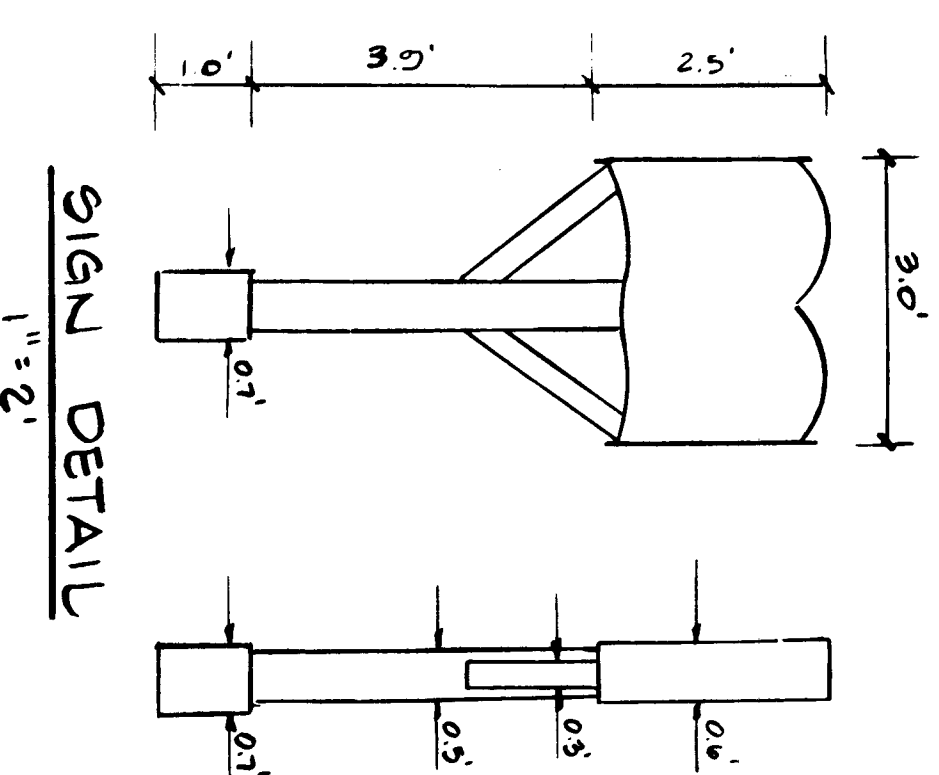
CASE NO. 73-235A

ORDER GRANTED APRIL 10, 1973

A Variance to permit a Kernel use to be located and not to exceed the following: to permit a front yard of 49' on the east side instead of the required 200'; to permit a side yard on the north side of 159' instead of the required 200'; to permit a rear yard on the west side of 110' instead of the required 200'; and to permit a side yard on the south side of 190' to proposed Kernel #4 instead of the required 200'.

SITE PLAN
SCALE: 1"=30'

(REFER TO PROPERTY OUTLINE FOR THE TOTAL PROPERTY OUTLINE)



GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN AREA.
2. URBAN APPROVAL OF THE ZONING PETITIONS IS PREPARED IMPROVEMENTS WILL BE SUBJECT TO THE PLANNING COMMITTEE DEVELOPMENT REGULATIONS AND A DEVELOPMENT REVIEW COMMITTEE EVALUATION.

* 3. EXISTING OFFICE TO BE MAZED AFTER CONSTRUCTION OF NEW BUILDING.

GENERAL NOTES

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN AREA.

2. UPON APPROVAL OF THE ZONING PETITIONS PROPOSED IMPROVEMENTS WILL BE SUBJECT TO THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS AND A DEVELOPMENT REVIEW COMMITTEE EVALUATION.

* 3. EXISTING OFFICE TO BE RAZED AFTER CONSTRUCTION OF NEW BUILDING.

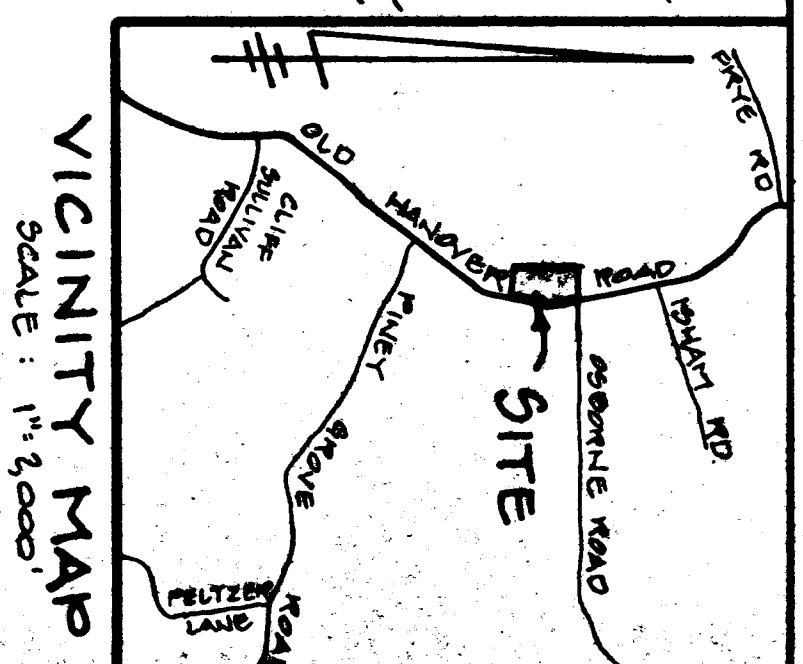
PARKING TABULATION

PARKING REQUIRED - OFFICE	
3.3 SPACES / 1,000 SF	
1,000 SF @ 3.3 SF/1,000 SF = 3.3 SPACE	
PARKING REQUIRED - RESIDENTIAL	
2 SPACES PER UNIT	
1 UNIT @ 2 SF/UNIT = 2 SPACES	
TOTAL REQUIRED	= 6 SPACES
TOTAL PROVIDED	= 6 SPACES

SITE DATA

91TE ANEA
ELECTION DISTRICT
COUNCILMANIC DISTRICT
EXISTING ZONING
DEED REFERENCE
TAX MAP/PARCEL/ARND
TAX ACCOUNT NUMBER
EXISTING USE
PROPOSED USE
F.A.R.:

6.995 Acre-ft
04
3
N.C.2
0412 / 402
31/171225
443040025
DRAINAGE WENT
DRAINAGE WENT
0.000



VICINITY MAP
SCALE: 1"=3,000'

PROPOSED ZONING PETITIONS

A PETITION FOR SPECIAL EXCEPTION FOR A BOARDING KENNEL IN AD RC-2 ZONE AND A PETITION FOR SPECIAL HEARING TO ATTEND A PREVIOUSLY APPROVED SITE PLAN, PREVIOUSLY APPROVED BY CASE NO. 73-239. A. ALSO TO APPROVE THE CONTINUANCE OF THE EXISTING SIGAARD ON THE SITE.

OWNER

OLD HANOVER ROAD
GENERAL PARTNERSHIP
14454 OLD HANOVER RD
RESTERTOWN, MARYLAND
21136

SPELLMAN, LARSON

ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION

14454 OLD HANOVER RD.

REISTERSTOWN

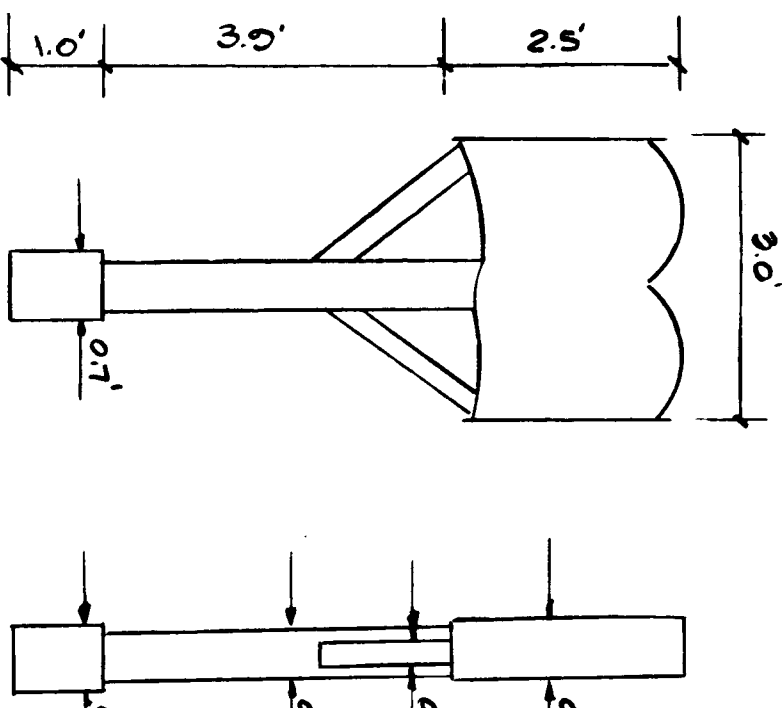
4TH ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE: 1"=30'	DES. BY:	SHT. 1 OF 1
DATE: 12-12-90	DRN. BY: P.M.N.	

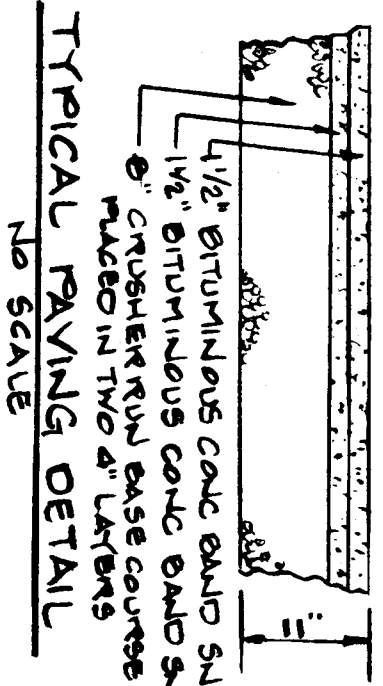
SCALE: 1"=100'

FOR DETAIL OF EXISTING
SITE CONDITIONS AND
PROPOSED IMPROVEMENT
IN THIS AREA.



SIGN DETAIL
1" = 2'

- GENERAL NOTES**
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
 2. EXISTING OFFICE TO BE REAZED AFTER CONSTRUCTION OF NEW BUILDING.



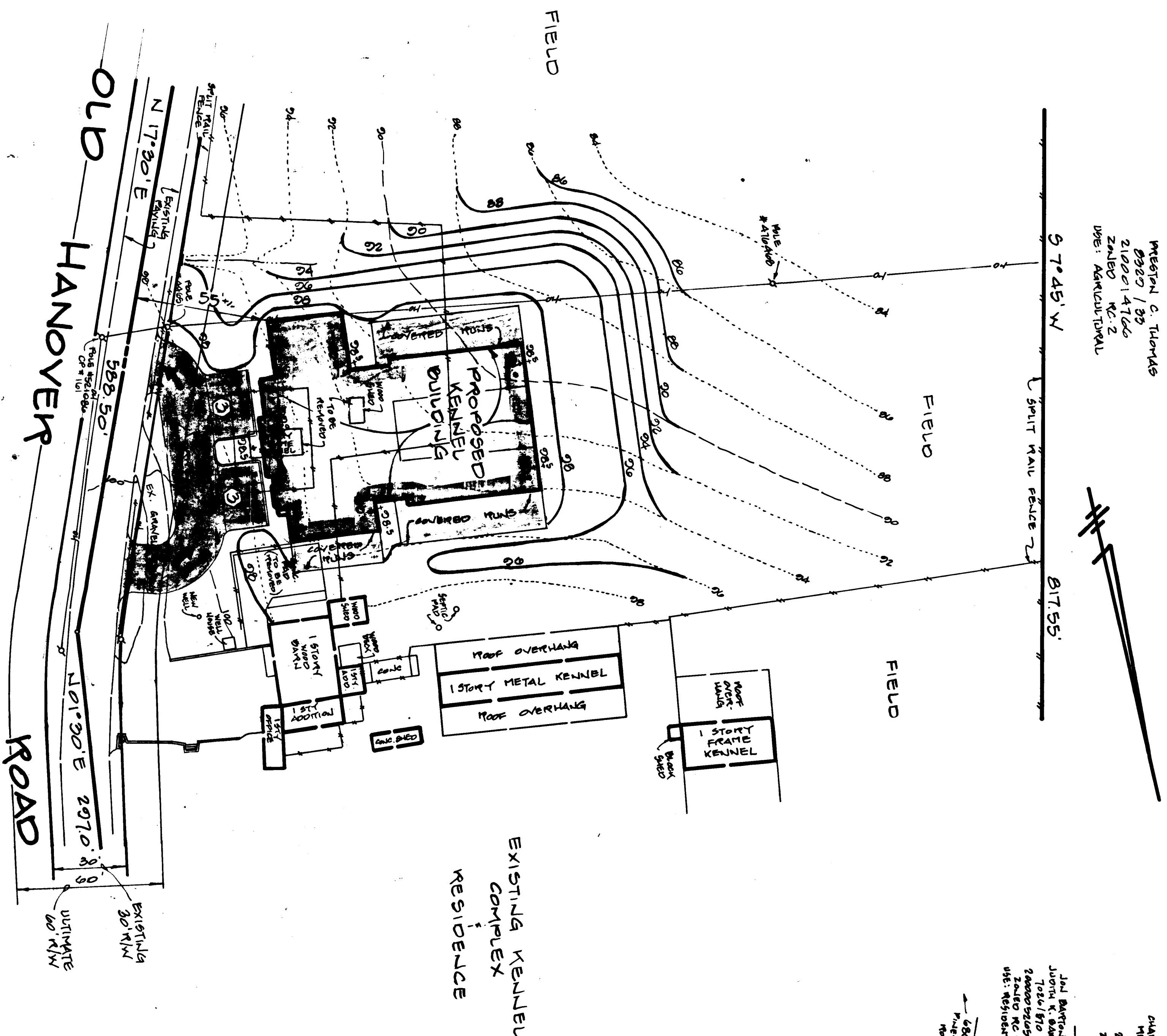
NOTE:
FOR SPECIFIC DIMENSIONS OF THE PROPOSED KENNEL BUILDING REFER TO THE ARCHITECTURAL DRAWINGS

PREVIOUS ZONING HISTORY

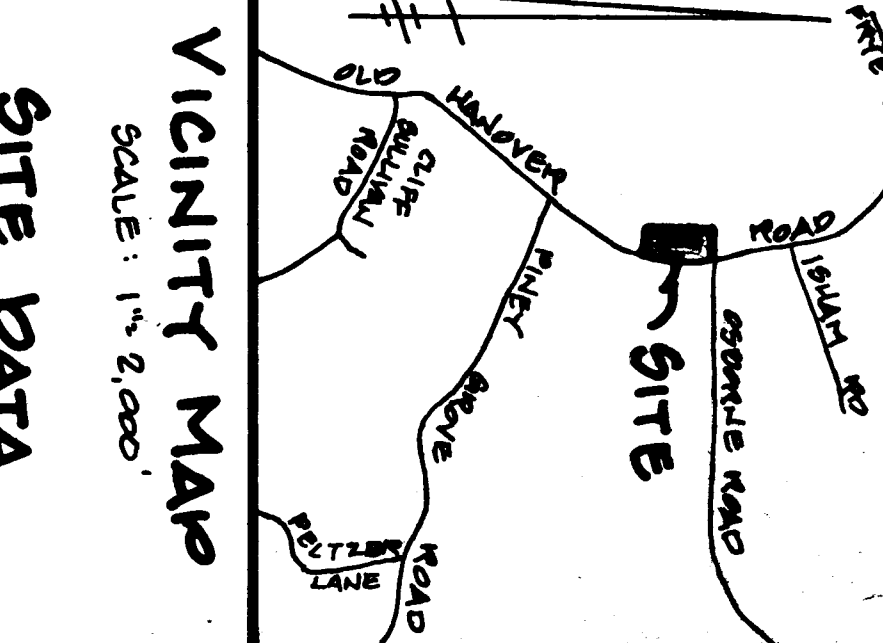
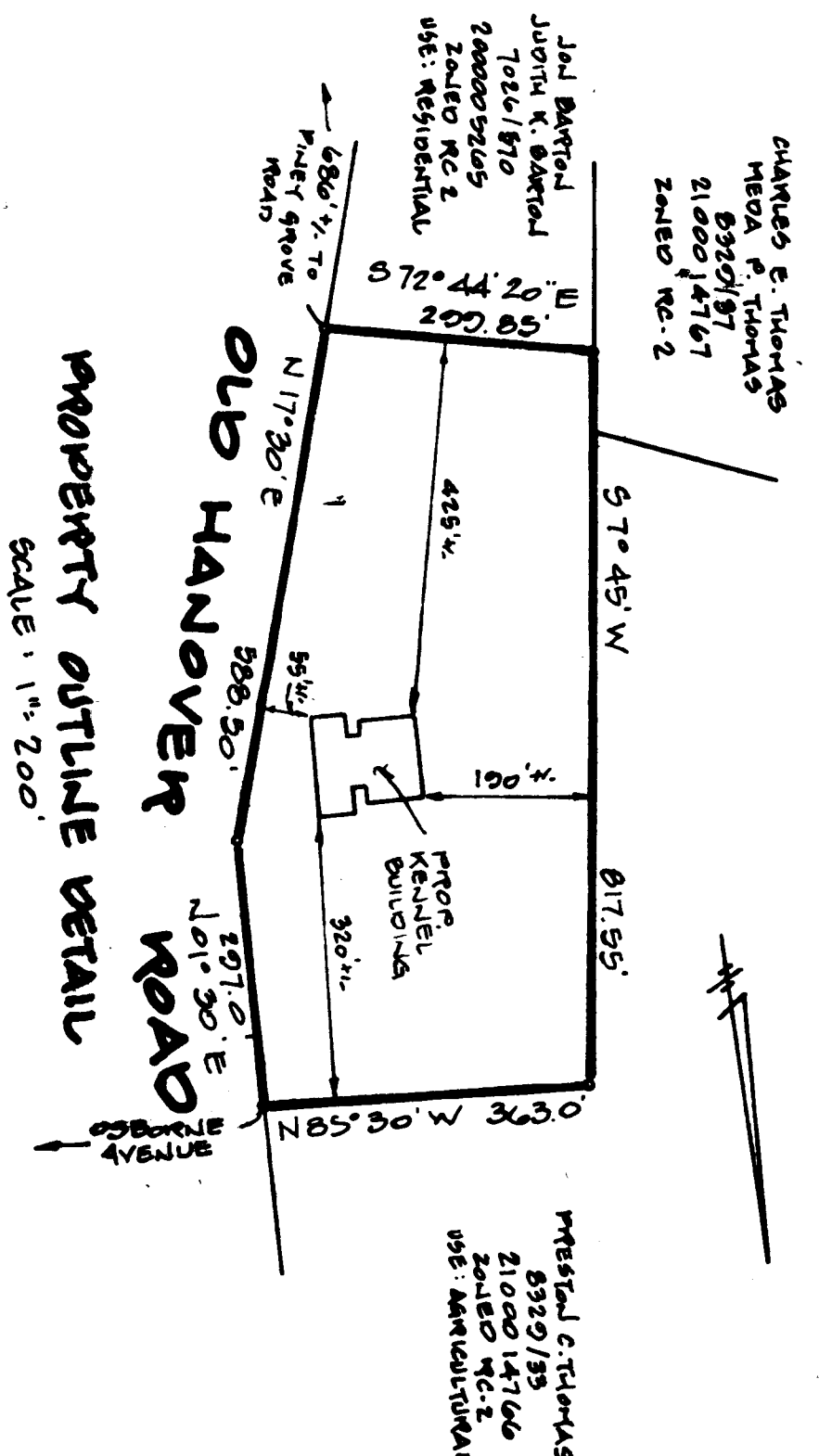
CASE NO. 72-17A
ORDER GRANTED JULY 29, 1971
To permit a front yard setback for a kennel of 104 feet in lieu of the required 200 feet, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

CASE NO. 73-235A
ORDER GRANTED APRIL 10, 1973
A variance was granted to permit a kennel use to be located and not to exceed the following: to permit a front yard of 48' on the west side instead of the required 200'; to permit a side yard on the north side of 159' instead of the required 200'; to permit a rear yard on the west side of 110' instead of the required 200'; and to permit a side yard on the south side of 190' to proposed kennel at instead of the required 200'.

CASE NO. 97-288 SPHX
ORDER GRANTED MARCH 6, 1997
Approval for the amendment of a previously approved site plan in Case No. 73-235A; and a Special Exception for approval of a boarding kennel in an RC 2 Zone.



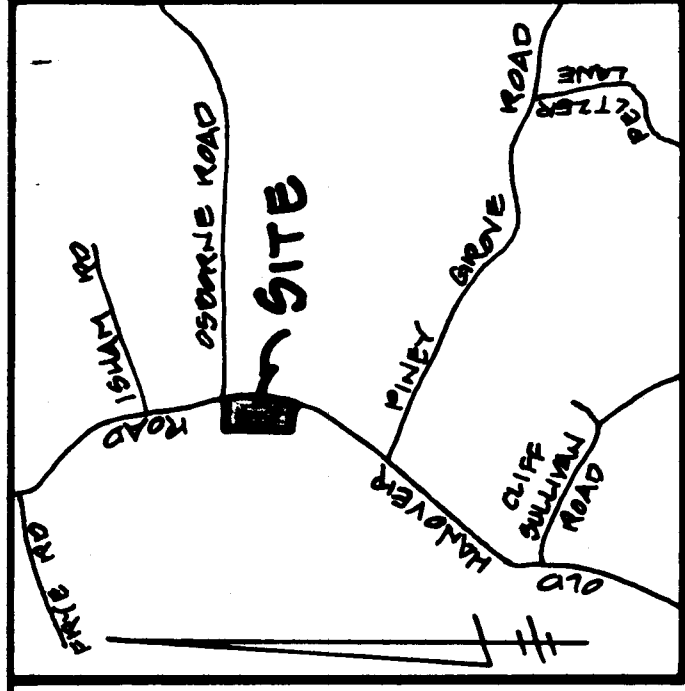
(REFER TO PROPERTY OUTLINE DETAIL FOR THE TOTAL PROPERTY OUTLINE)



SITE DATA

SITE AREA: 6.035 ACRES
ELECTION DIST: 4
COUNTY: RC 2
EXIST. ZONING: RC 2
DEED REFERENCE: 8476/1462
TAX ACCT. NO.: 8476/1462
EXISTING USE: BOARDING KENNEL
PROPOSED USE: BOARDING KENNEL

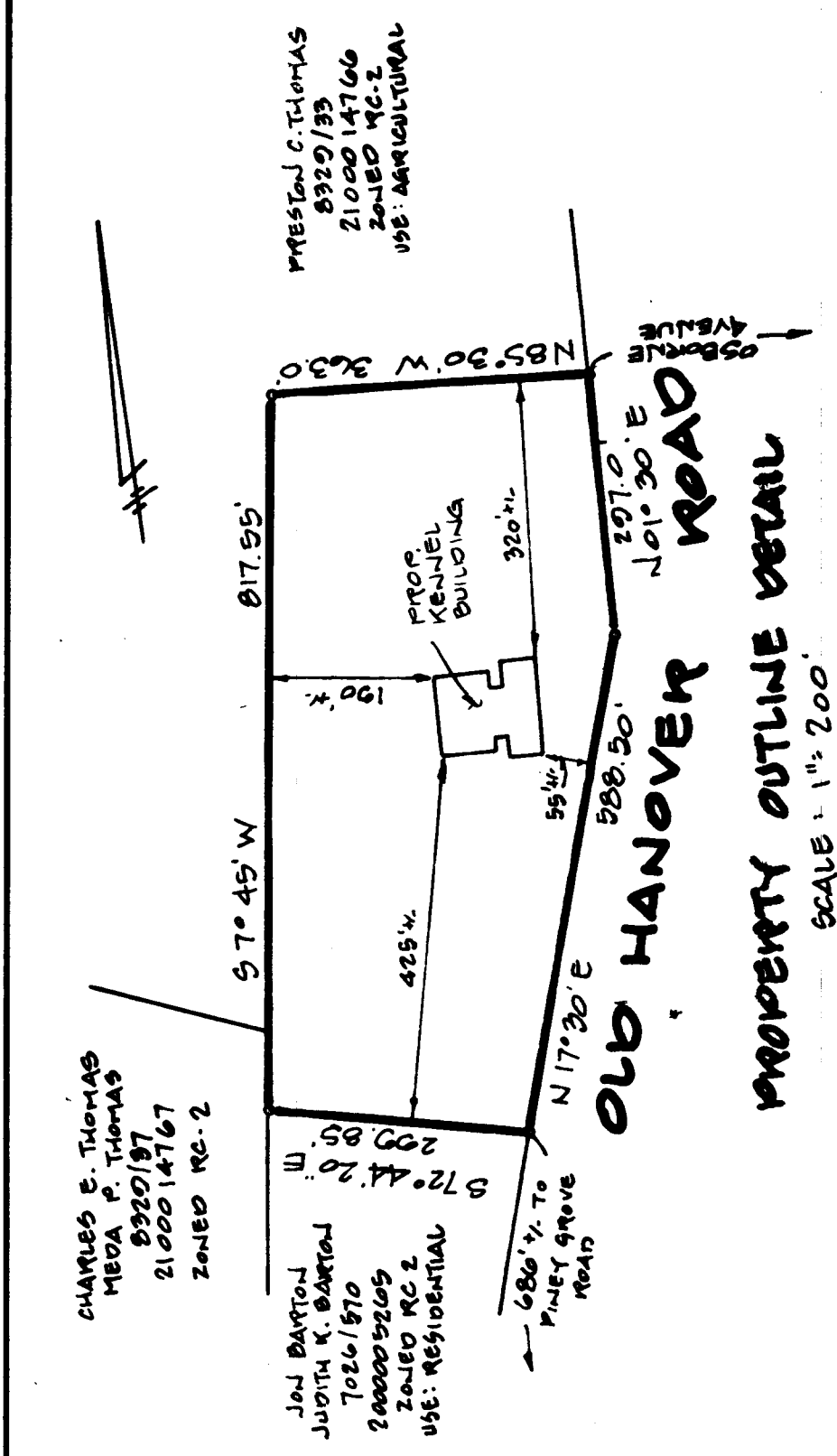
REVISIONS		NO.	DATE	DESCRIPTION
1	8/20/92	REV. PER ARCHITECTURAL CHANGES		
ASSOCIATES, INC.				
CIVIL ENGINEERS AND LAND SURVEYORS				
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204				
PHONE: 823-3535				
SPELLMAN, LARSON &				
SITE DEVELOPMENT PLAN				
14454 OLD HANOVER RD.				
REISTERSTOWN				
BOARDING KENNEL				
OWNER: OLD HANOVER ROAD GENERAL PARTNERSHIP				
14454 OLD HANOVER RD				
REISTERSTOWN, MARYLAND				
21136				
4TH ELECTION DIST.				
BUTLER COUNTY, MD				
SCALE: AS SHOWN				
DATE: 8/1/92				
DES. BY: P.T.N.				
SHT. 1 OF 1				



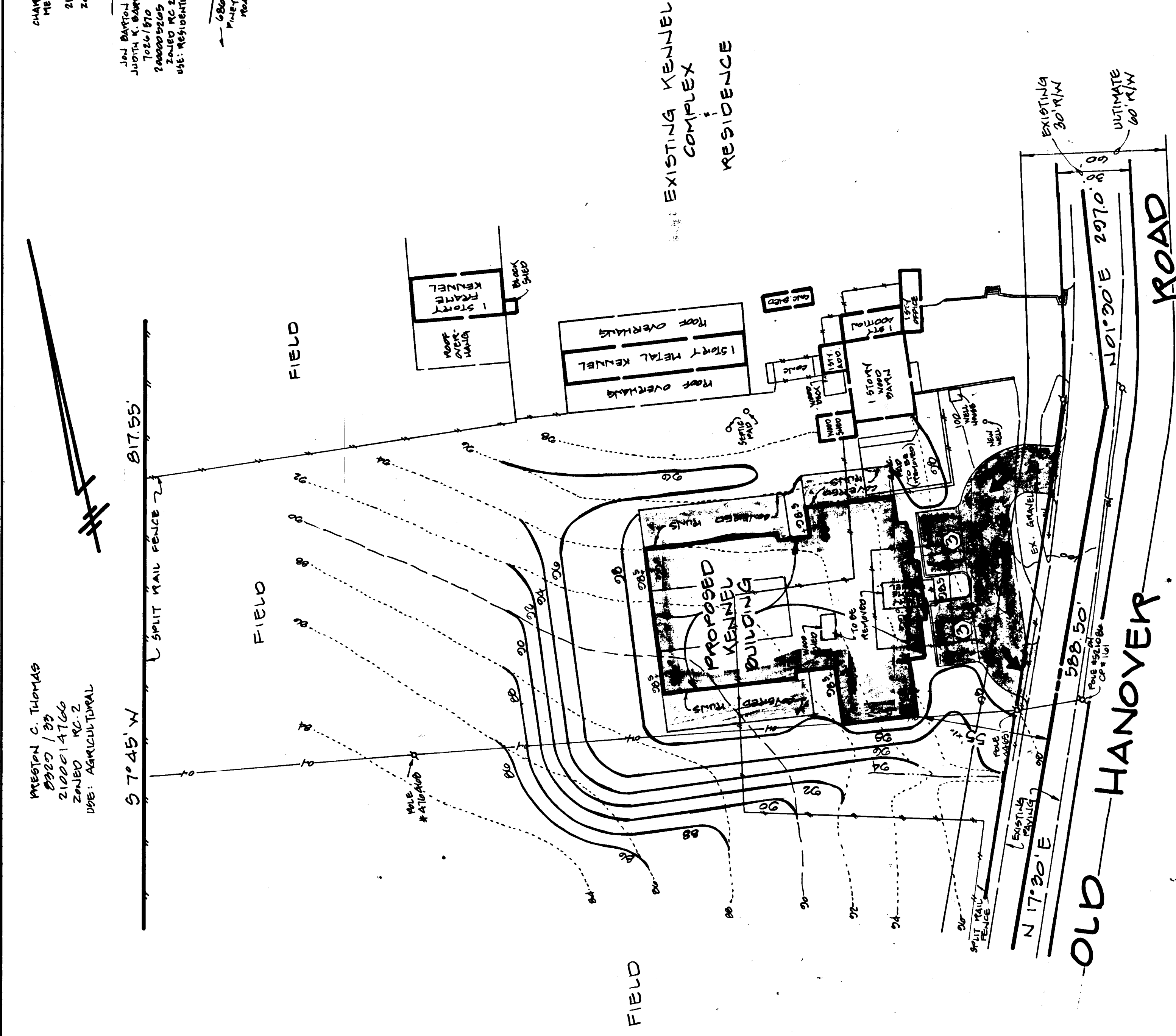
VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

SITE AREA	6,055 SQ. FT.
ELECTION DIST.	4
COUNCILMANIC DIST.	3
EXIST. ZONING	RC 2
DEED REFERENCE	0412/1002
TAX ACCT. NO.	041204029
EXISTING USE	WATERING KENNEL
PROPOSED USE	WATERING KENNEL

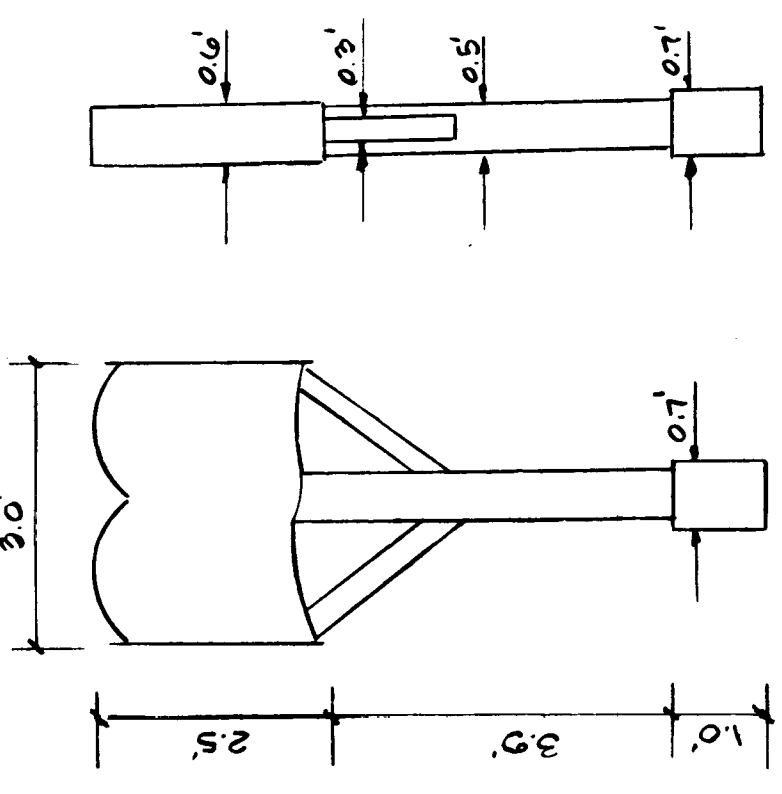


PROPERTY OUTLINE DETAIL
SCALE: 1" = 200'



SITE PLAN
SCALE: 1" = 30'

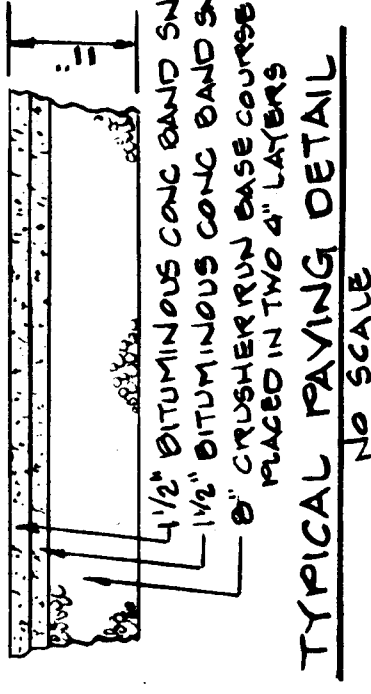
(REFER TO PROPERTY OUTLINE DETAIL FOR THE TOTAL PROPERTY OUTLINE)



SIGN DETAIL
1" = 2'

GENERAL NOTES

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN AREA.
2. EXISTING OFFICE TO BE MAZED AFTER CONSTRUCTION OF NEW BUILDING.



TYPICAL PAVING DETAIL
NO SCALE

NOTE:
FOR SPECIFIC DIMENSIONS OF THE PROPOSED KENNEL BUILDING REFER TO THE ARCHITECTURAL DRAWINGS

PREVIOUS ZONING HISTORY

CASE NO. 72-17A
ORDER GRANTED JULY 29, 1971
To permit a front yard setback for a kennel of 164 feet in lieu of the required 200 feet, subject to approval of the site plan by State Road Commission, Bureau of Public Services and Office of Planning and Zoning.

CASE NO. 73-235A
ORDER GRANTED APRIL 10, 1973
A Variance to permit a kennel use to be located and not to exceed the following: to permit a front yard of 49' on the east side instead of the required 200'; to permit a side yard on the north side of 159' instead of the required 200'; to permit a rear yard on the west side of 110' instead of the required 200'; and to permit a side yard on the south side of 190' to proposed kennel #4 instead of the required 200'.

CASE NO. 97-288 SPHX
ORDER GRANTED MARCH 8, 1997
Approval for the amendment of a previously approved site plan in Case No. 73-235A; and a Special Exception for approval of a boarding kennel in an RC 2 Zone.

OWNER
OLD HANOVER ROAD
GENERAL PARTNERSHIP
14454 OLD HANOVER RD
REISTERSTOWN, MARYLAND
21136

NO.	DATE	REVISIONS	
		DESCRIPTION	BY
1	8/2/2022	REV. PER ARCHITECTURAL PLANS	
SPELLMAN, LARSON & ASSOCIATES, INC.			
CIVIL ENGINEERS AND LAND SURVEYORS			
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204			
PHONE: 823-3535			
SITE DEVELOPMENT PLAN			
14454 OLD HANOVER RD.			
REISTERSTOWN			
BOARDING KENNEL			
4TH ELECTION DIST. BALTIMORE COUNTY, MD			
SCALE: AS SHOWN	DATE: 8/1/2022	DES. BY: P.H.N.	SHT. 1 OF 1